



124b Common Road, Wombourne, Wolverhampton, WV5 0NE

BERRIMAN
EATON

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Common Road is a situated within this modern development. This ground floor apartment is ideal for both first time buyers and investors and has off road parking for one vehicle at the rear of the development. The apartment comprises an entrance hall with two storage cupboards, living room and kitchen with integrated appliances, bathroom and a double bedroom with two fitted wardrobes. The property benefits from central heating, double glazing and no upward chain.

EPC : C
WOMBOURNE OFFICE

LOCATION

Common Road is ideally situated within close proximity to the shops at Blakeley Heath and Common Road. The location benefits from being on a bus route that provides convenient access to Wombourne centre, as well as Dudley, Stourbridge, Merry Hill, and Wolverhampton Wombourne itself offers a variety of amenities, including a wide range of shops, doctors and dental surgeries, a leisure centre, a library, and reputable schooling options for all age groups.

DESCRIPTION

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ACCOMMODATION

The apartment is accessed through a COMMUNAL entrance and can be found on the ground floor. The ENTRANCE HALL has two fitted storage cupboards and radiator. The LIVING ROOM features a double glazed window to the rear elevation, radiator and archway into the KITCHEN, this is fitted with a range of wall and base units with complementary worksurfaces and inset single drainer sink unit with mixer tap, integrated appliances including double oven, gas hob and extractor, fridge, washing machine and wall mounted central heating boiler, double glazed window to the rear elevation and tiled splashback.

The DOUBLE BEDROOM has a double glazed window to the front elevation, radiator and two double fitted wardrobes. The BATHROOM is fitted with a white bathroom suite which comprises bath with shower over and glazed screen, low level W/C, vanity wash hand basin with mixer tap and heated towel rail. Tiling to the floor and walls and double glazed opaque window to the side elevation.

OUTSIDE

There is an allocated parking space to the rear of the property with communal garden area.

The commencement date of the lease is 16th June 2005 for a term of 125 years. There is an annual service charge, this is paid quarterly and is currently £283.63. The ground rent is £125 and is paid annually.

TENURE We understand that the property is LEASEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND A – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

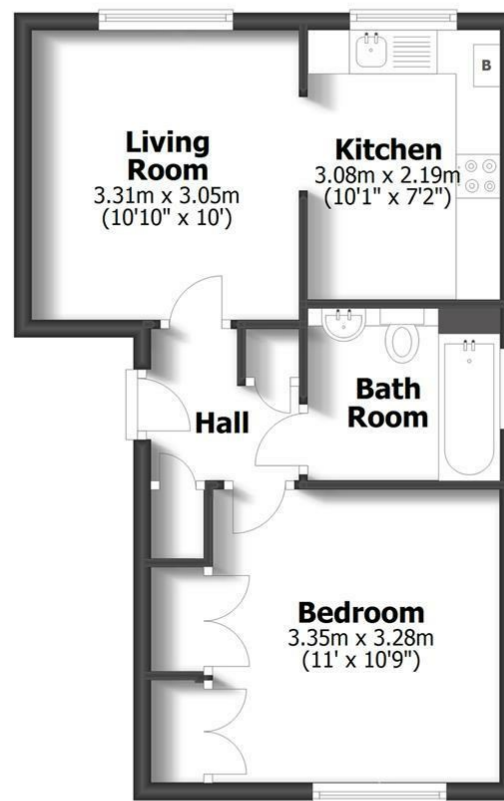
£145,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



124B COMMON ROAD
WOMBOURNE



Ground Floor

TOTAL: 38.7sq.m. 417sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

